

# LAND SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed and staked the boundary of " Fuxa Addition - Administrative Replat ", an ADMINISTRATIVE SUBDIVISION of Lot 20, Lot 28, Lot 29 and Lot 30-Fuxa Addition, located in the accretions to Government Lot 6 in the SW1/4 of fractional Section 32-T13N-R12E of the 6th P.M., Cass County, Nebraska

BEGINNING at the SW Corner of said Lot 20, Fuxa Addition; thence N 15°41'19" W, a distance of 73.26' to a point of curve; thence following the arc of a 80.00' radius curve to the right, 87.47', (the long chord bears N 15°37'47" E, 83.18'), to a point of tangent; thence N 46°57'06" E, a distance of 52.10' to a point of curve; thence following the arc of a 280.00' radius curve to the right, 96.73', (the long chord bears N 56°50'45" E, 96.25'), to a point of tangent; thence N 66°44'43" E, a distance of 216.51'; thence S 23°15'17" E, a distance of 75.00'; thence S 04°15'32" W, a distance of 65.04'; thence S 67°56'46" W, a distance of 159.96'; thence S 17°29'09" W, a distance of 28.19'; thence S 12°33'19" W, a distance of 55.44'; thence S 74°18'40" W, a distance of 183.00' to the POINT OF BEGINNING. Said described tract contains 1.37 Acres, more or less..

Signed this 7th day of August, A.D., 2008.

Charles P. Jordan  
CHARLES P. JORDAN LS 420

## PLAT APPROVAL

KNOW ALL MEN BY THESE PRESENTS:

that I/we, BOB L. FUXA and PATRICIA L. FUXA, (husband & wife), and DANIEL KERANS and MARILYN KERANS, (husband & wife), being the sole owner(s) of the tract of land described within the Surveyor's Certificate, do hereby approve of " Fuxa Addition - Administrative Replat ", being replatted from my/our property, as shown on this plat. I/we do further certify that the house on Lot 20 is more than three (3) years old and are habitable dwellings. I/we do grant 10' wide easements along all lot lines for any and all public utilities, as shown on this plat. This subdivision is also subject to any and all easements, covenants and restrictions of record, as of the last date shown hereon.

Bob L. Fuxa Patricia L. Fuxa  
BOB L. FUXA PATRICIA L. FUXA  
Daniel Kerans Marilyn Kerans  
DANIEL KERANS MARILYN KERANS

## ACKNOWLEDGEMENT OF NOTARY

STATE OF

COUNTY OF

On this 24 day of December, A.D. 2008, before me, a notary public, duly commissioned and qualified in and for said County, did appear BOB L. FUXA and PATRICIA L. FUXA, (husband & wife), and DANIEL KERANS and MARILYN KERANS, (husband & wife), who is/are personally known to me, and whose name(s) appears on this plat, and he/she/they acknowledged to me that they executed the foregoing plat approval to be his/her/their voluntary act and deed.

Witness my hand and seal of office this 24th day of December, A.D. 2008.

My commission expires 7-22-2013

## COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular or special taxes due against the property described within the Surveyor's Certificate and embraced within this plat, as shown by the records of this office, this day of August, A.D. 2008.

RICHARD WASSINGER Co. Treasurer

## APPROVAL OF CHAIRMAN AND BOARD OF TRUSTEES

This plat of " Fuxa Addition - Administrative Replat ", is hereby approved by the Chairman and the Board of Trustees of the Village of Cedar Creek, Nebraska, this 4th day of August, A.D. 2008.

ATTEST:

Mary C. Lery  
Village Clerk Chairman, Board of Trustees

## APPROVAL OF VILLAGE PLANNING BOARD

This plat of " Fuxa Addition - Administrative Replat ", is hereby approved by the Planning Board of the Village of Cedar Creek, Nebraska, this 28 day of July, A.D. 2008.

Chairman, Planning Board

## APPROVAL OF VILLAGE ADMINISTRATING OFFICIAL

This plat of " Fuxa Addition - Administrative Replat ", is hereby approved by the Planning Board of the Village of Cedar Creek, Nebraska, this 28 day of July, A.D. 2008.

Village Adminstrating Official

# " Fuxa Addition - Administrative Replat "

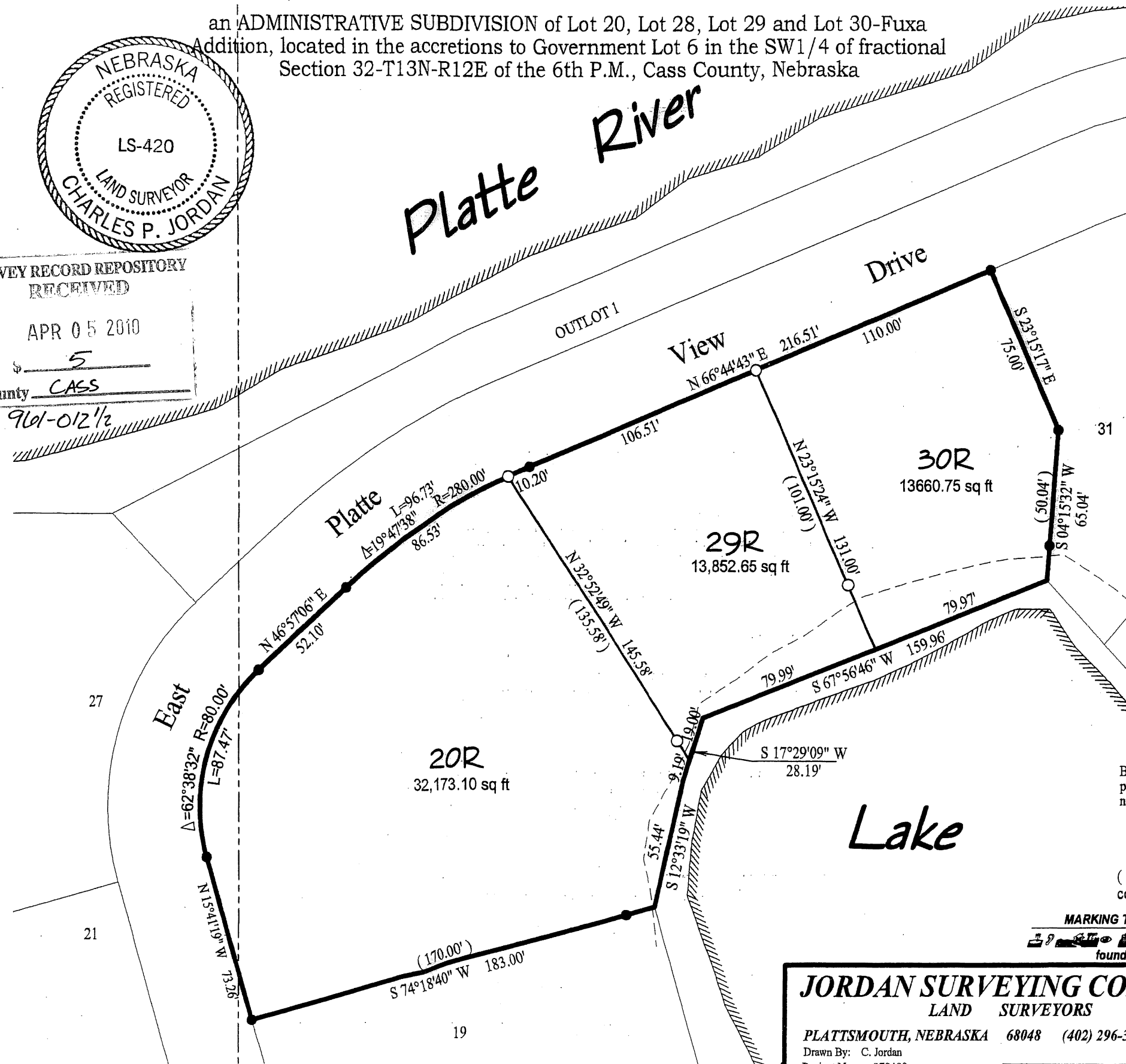
an ADMINISTRATIVE SUBDIVISION of Lot 20, Lot 28, Lot 29 and Lot 30-Fuxa Addition, located in the accretions to Government Lot 6 in the SW1/4 of fractional Section 32-T13N-R12E of the 6th P.M., Cass County, Nebraska

SURVEY RECORD REPOSITORY  
RECEIVED

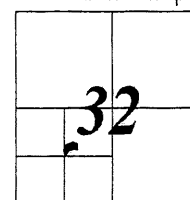
APR 05 2010

County CASS

961-012 1/2



Location Map



North  
0' 25' 50'  
Scale 1" = 50'

## LEGEND

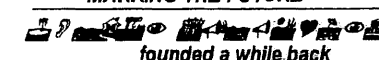
○ = Set 5/8" x 24" rebar  
w/LS Cap 420 (plastic)  
● = Found 5/8" rebar

Bearings and distances shown are  
platted and measured, unless  
noted otherwise

P = Plat Distance  
R = Record distance  
C = Computed distance

( ) Distance from front lot  
corner to witness corner

## MARKING THE FUTURE



JORDAN SURVEYING COMPANY  
LAND SURVEYORS

PLATTSMOUTH, NEBRASKA 68048 (402) 296-3750

Drawn By: C. Jordan

Project No. 070408

Field Book-page

Disc 005 Final Plat

MMVIII CP1/5

Fuxa

1/2